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MORTGAGE

BOOK 1555 PAGE 143

THIS MORTGAGE was made this 6th day of October 1981 between the Mortgagee Andrew Milton Stephens, III (herein "Borrower"), and the Mortgagee GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of South Carolina whose address is 107 Church Street - Greer, South Carolina 29651 (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of U.S. \$ 10,000.00 which indebtedness is evidenced by Borrower's note dated October 6, 1981 and extensions and renewals thereof (herein "Note"), providing for monthly installments of principal and interest, with the balance of indebtedness, if not sooner paid, due and payable on October 1, 1989;

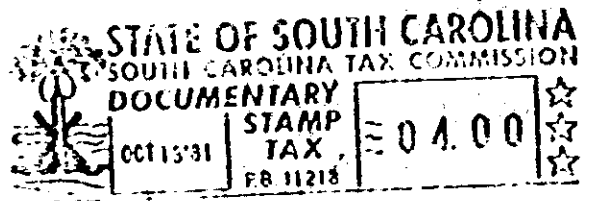
TO SECURE to Lender the repayment of the indebtedness evidenced by the Note, with interest thereon; the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage; and the performance of the covenants and agreements of Borrower herein contained, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville, State of South Carolina:

All that certain piece parcel and lot of land situate lying and being in the State of South Carolina, County of Greenville near Greenville, S. C. on Bagwell road off Old Woodruff Road being one acre of land carved out of a 13.89 acre tract of property of Milton Stephens dated June 27, 1973 by Carolina Surveying Company and said one acre being conveyed having the following metes and bounds as follows:

BEGINNING at a point on the western side of Bagwell Road said point being 259.9 feet from Old Woodruff Road and running thence with a joint line of property conveyed and that of Rocky Creek Baptist Church Cemetery in a northwesterly direction approximately 210 feet; thence N 31-44 W approximately 210 feet to a point in line of property now or formerly of A.M. Stephens; thence in a new line with the joint line of property of Grantor approximately 300 feet to a point in center of Bagwell Road; thence with said road S 7-09 approximately 210 feet to the beginning. The above calls and bearings are approximate, the intent being to convey one acre more or less.

Derivation: Being a portion of a tract of land conveyed to Milton Stephens by deed of Ola Stephens Harris dated and recorded July 21, 1952 and recorded in deed book 459 page 336 RMC Office for Greenville County.

The Said Andrew Milton Stephens, III having acquired the above noted property by deed from Milton Stevens by deed dated November 20, 1980 and recorded November 21, 1980 in deed book 1137 page 754 RMC Office for Greenville County.



which has the address of Bagwell Road, Route 2 Greenville South Carolina 29607 (herein "Property Address");

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are hereinafter referred to as the "Property."

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, and that the Property is unencumbered, except for encumbrances of record. Borrower covenants that Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:
1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal and interest indebtedness evidenced by the Note and late charges as provided in the Note.
2. Funds for Taxes and Insurance. Subject to applicable law or a written waiver by Lender, Borrower shall pay to Lender on the day monthly payments of principal and interest are payable under the Note, until the Note is paid in full, a sum (herein "Funds") equal to one-twelfth of the yearly taxes and assessments (including condominium and

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